



City of Santa Barbara
Building & Safety Division
High Fire Hazard District Requirements

Community
Development
630 Garden Street
805-564-5485

SECTION 3703 – CONSTRUCTION REQUIREMENTS

Buildings or structures erected, constructed, moved within, or moved into the High Fire Hazard District shall comply with the provisions of this section and the Building Code.

Exceptions:

1. Detached accessory buildings and attached or detached patio and carport covers which are constructed entirely of non-combustible materials.
2. Decks designed with a skirt enclosure and constructed of materials which are the same as those used for exterior wall protection.
3. Patio covers, garden pergolas or open lattice shade covers constructed of minimum two (2) inch thick (nominal) materials and not exceeding 200 square feet.

3703.1 Exterior Walls. Exterior walls shall be constructed as follows:

1. 7/8" minimum thick stucco or;
2. 1/2" minimum gypsum board under minimum 3/4" wood drop siding or 3/8" exterior grade plywood.
3. Treated or untreated wood shingle or shake siding shall not be permitted, except on existing buildings where less than 20% of the existing shake or shingle area is being replaced due to maintenance, provided such replacement is fire retardant.
4. All exterior glass shall be double glazed unless the Chief Building Official or Fire Chief approve a limited application or acceptable alternatives.

3703.2 Roof Coverings. Roof coverings on new buildings shall be class A noncombustible in accordance with adopted UBC Standards or otherwise as may be approved by the Chief Building Official. Roof coverings shall be class A or noncombustible fire retardant materials on existing buildings and additions or repairs to existing buildings.

3703.3 Roof eaves, decks and other horizontal projections.

3703.3.1 Roof eave minimum requirements: 7/8" thick stucco or 1/2" gypsum board under 3/8" minimum finished wood or exposed two (2) inch thick (nominal) tongue and groove decking over minimum 3 x 6 rafters.

3703.3.2 Structural support beams and posts minimum requirements: 4 x 6 supporting roof loads, 6 x 6 supporting floor and deck loads, joists supporting deck floors may be a minimum of two (2) inch thick (nominal) materials.

Exceptions:

- 2.1 Balconies and decks constructed entirely of noncombustible materials.
- 2.2 Balconies and decks more than eight (8) feet above grade, not attached to the ground and where the width is not more than four (4) feet and the total area is not more than 40 square feet.

3703.3.3 Balcony and deck flooring shall be a minimum of two (2) inch thick (nominal) material with spacing no greater than ¼". Deck flooring less than three (3) feet above grade shall have a ½" thick solid skirt enclosure as a draft stop.

3703.3.4 Handrails and guardrails shall be a minimum of two (2) inch thick (nominal) material or non-combustible material.

3703.4 Fire extinguishing systems. Fire extinguishing systems shall not be substituted for the fire retardant roof or vertical and horizontal projection requirements.

3703.5 Ventilation openings and louvers. Ventilation openings and louvers are prohibited in soffits, between rafters, or at any other overhanging areas measured three (3) feet vertically and horizontally from any window or door opening.

3703.6 Spark Arresters. Spark arresters shall be provided on chimneys serving any fireplace, barbecue, incinerator, or any heating appliance in which solid or liquid fuel is used, and shall be made of heavy gauge wire mesh or other noncombustible material with openings not to exceed a ½" in any dimension.

3703.7 Alternatives or waivers. Alternatives or waivers from the High Fire Hazard District requirements shall be submitted to and approved by the Chief Building Official and the Fire Chief. Alternative methods may also be appealed to the Building and Fire Code Board of Appeals.

Please submit waiver requests in writing to:

Fire Marshal Wilkinson
City of Santa Barbara Fire Department
121 West Carrillo Street
Santa Barbara, CA 93101
(805) 564-5702